



81 MANOR GREEN ROAD EPSOM KT19 8LW

**MICHAEL EVERETT & Co**

*... A Moving Experience*



A two bedroom ground floor flat located in the sought after Chase estate of Epsom with a private patio and enclosed rear garden. The property has the benefit no onward chain and requires modernisation.

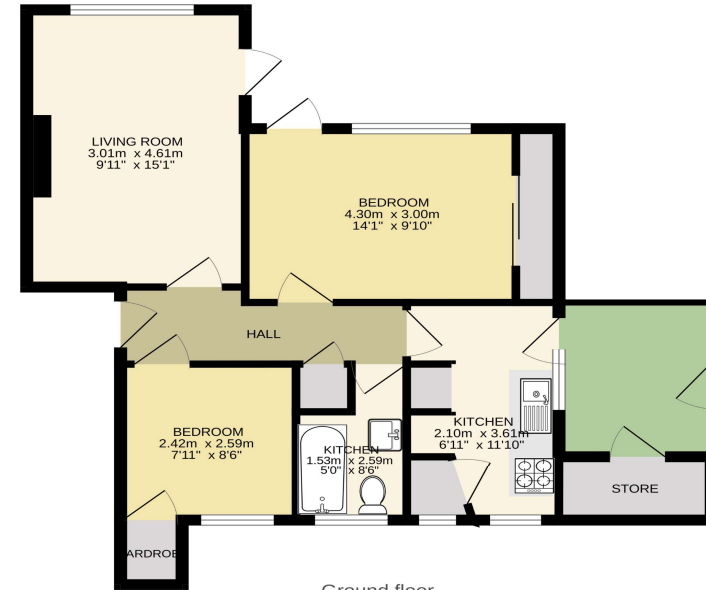
Communal Entrance to Ground Floor. Entrance Hall with store cupboard: Sitting Room: fireplace with tiled surround and hearth, door onto patio overlooking garden, picture rail. Kitchen: range of cupboards and drawers, single stainless steel sink unit, plumbing for washing machine, space for cooker, wall's part tiled, wall mounted boiler, personal door to courtyard with cupboard. Bedroom One: picture rail, range of built in cupboards Bedroom Two. Bathroom: panel enclosed bath, pedestal wash hand basin, low level w.c., walls part fully tiled.

Outside: Patio overlooking gardens.

EPC: D  
Council Tax Band: C  
Unexpired Lease: 105 years  
Service/Maintenance Charge: £1292 per annum  
Ground Rent: £0

## OFFERS INVITED IN THE REGION OF £275,000 Share of Freehold

Note: The Partners of Michael Everett & Co declare an interest in this property.



Ground floor  
51.4 sq.m. (554 sq.ft.) approx.

TOTAL FLOOR AREA: 51.4 sq.m. (554 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Morgan 12/20



Michael Everett & Co. 87 High Street Epsom Surrey KT19 8DP

Tel: 01372 724477 Email: [epsom@michael-everett.co.uk](mailto:epsom@michael-everett.co.uk) [www.michael-everett.co.uk](http://www.michael-everett.co.uk)

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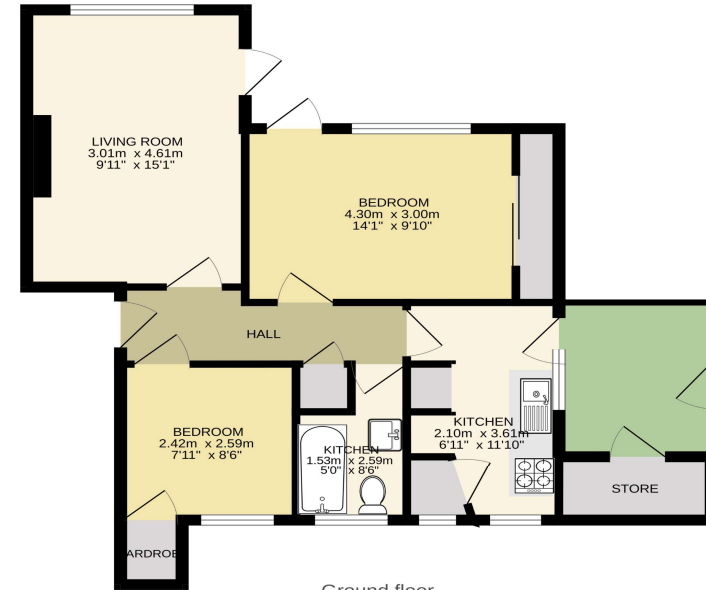
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